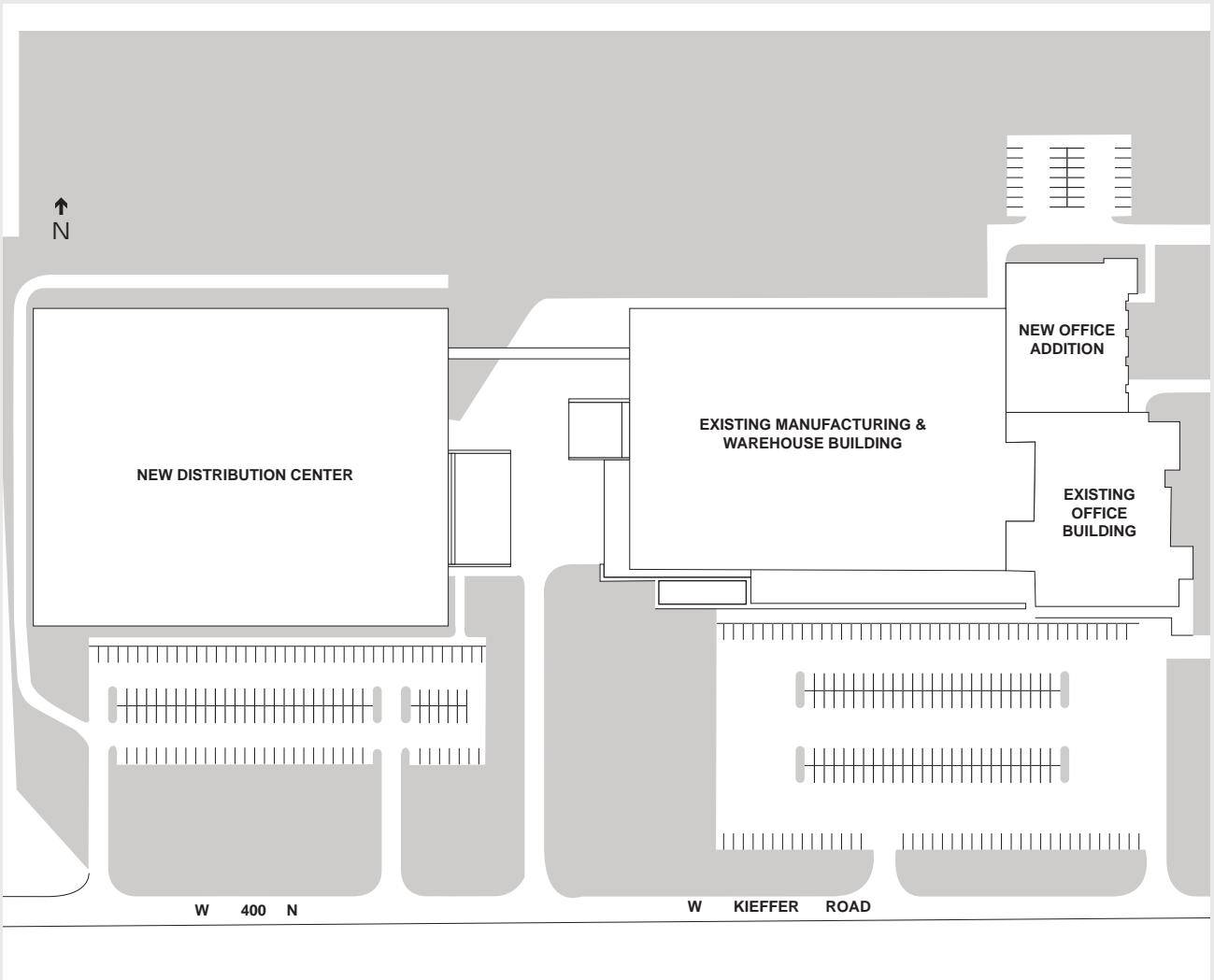


**5000 S. OHIO STREET**  
**MICHIGAN CITY, INDIANA**

**AVAILABLE FOR SALE**  
**169,589 SF & 150,000 SF**



	<b>Building 1</b>	<b>Building 2</b>
<b>Year Built:</b>	1970	1984
<b>Buiding Size:</b>	169,589 SF	150,000 SF
<b>Office:</b>	56,000 SF	5,696 SF
<b>Clear:</b>	14'	24'
<b>Air Conditioning:</b>	Office & Warehouse	Office
<b>Exterior Walls:</b>	Masonry	Metal
<b>Docks:</b>	Five (5)	Nine (9)
<b>Drive-in Doors:</b>	One (1)	Two (2)
<b>Zoning:</b>	M-2	M-2
<b>Total Package Price:</b>	\$4,200,000	

- › 10% lower wage rates than Illinois
- › 50% lower worker's compensation rates than Illinois
- › 70% lower unemployment insurance than Illinois



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